

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

5 Herbert Place, Albert Park Vic 3206

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$915,000

&

\$950,000

#### Median sale price

Median price \$1,760,000

House

X

Unit

Suburb Albert Park

Period - From 01/01/2019

to

31/03/2019

Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	383 Princes St PORT MELBOURNE 3207	\$945,000	14/03/2019
2	65 Carter St MIDDLE PARK 3206	\$915,000	25/03/2019
3	8 Barrett St ALBERT PARK 3206	\$900,000	08/04/2019

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



**Rooms:**

**Property Type:** Strata Unit/Flat

**Land Size:** 104 sqm approx

Agent Comments

**Indicative Selling Price**

\$915,000 - \$950,000

**Median House Price**

March quarter 2019: \$1,760,000

## Comparable Properties



**383 Princes St PORT MELBOURNE 3207 (REI)** Agent Comments



**Price:** \$945,000

**Method:** Private Sale

**Date:** 14/03/2019

**Rooms:** -

**Property Type:** House

**65 Carter St MIDDLE PARK 3206 (VG)**

Agent Comments



**Price:** \$915,000

**Method:** Sale

**Date:** 25/03/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 115 sqm approx

**8 Barrett St ALBERT PARK 3206 (VG)**

Agent Comments



**Price:** \$900,000

**Method:** Sale

**Date:** 08/04/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 216 sqm approx